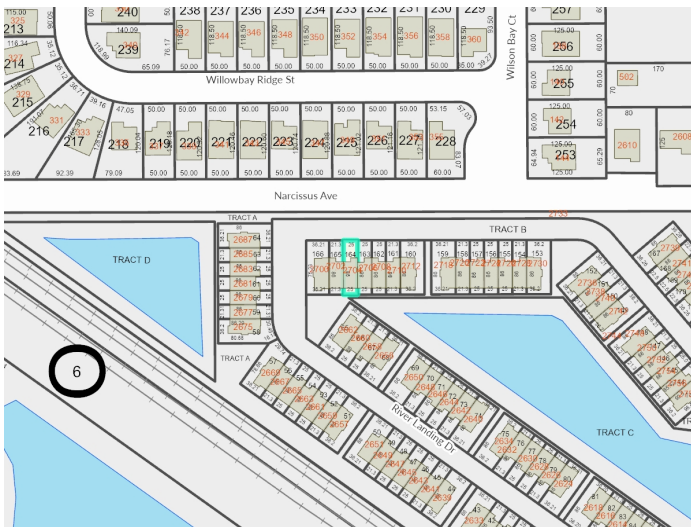


Property Record Card



Parcel: **26-19-30-5SY-0000-1640**
 Property Address: **2704 RIVER LANDING DR SANFORD, FL 32771**
 Owners: **HOGUE, DEIDRA**
 2026 Market Value \$265,846 Assessed Value \$265,846 Taxable Value \$214,435
 2025 Tax Bill \$4,399.49 Tax Savings with Exemptions \$784.49
 The 3 Bed/2.5 Bath Townhome property is 1,642 SF and a lot size of 0.04 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-19-30-5SY-0000-1640
Property Address	2704 RIVER LANDING DR SANFORD, FL 32771
Mailing Address	2704 RIVER LANDING DR SANFORD, FL 32771-9524
Subdivision	RIVERVIEW TOWNHOMES PHASE II
Tax District	S1:Sanford
DOR Use Code	0103:Townhome
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$197,983	\$218,358
Depreciated Other Features	\$2,363	\$2,101
Land Value (Market)	\$65,500	\$65,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$265,846	\$285,959
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$265,846	\$285,959

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,183.98
Tax Bill Amount	\$4,399.49
Tax Savings with Exemptions	\$784.49

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 HOGUE, DEIDRA

Legal Description

LOT 164
RIVERVIEW TOWNHOMES PHASE II
PB 75 PGS 51 - 58

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$265,846	\$51,411	\$214,435
Schools	\$265,846	\$25,000	\$240,846
CITY SANFORD	\$265,846	\$51,411	\$214,435
SJWM(Saint Johns Water Management)	\$265,846	\$51,411	\$214,435

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2024	\$335,000	10630/0892	Improved	Yes
WARRANTY DEED	10/8/2020	\$235,000	09734/0034	Improved	Yes
WARRANTY DEED	9/1/2018	\$100	09231/0846	Improved	No
WARRANTY DEED	1/1/2014	\$169,900	08209/1506	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2012	\$151,100	07959/0780	Improved	Yes

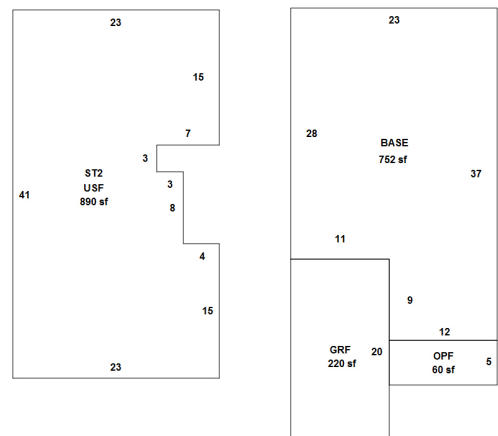
Land

Units	Rate	Assessed	Market
1 Lot	\$65,500/Lot	\$65,500	\$65,500

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2012
Bed	3
Bath	2.5
Fixtures	11
Base Area (ft ²)	752
Total Area (ft ²)	1922
Constuction	CBS+WOOD COMBO
Replacement Cost	\$207,856
Assessed	\$197,983

* Year Built = Actual / Effective



Sketch by Apen/Sketch

Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	220
OPEN PORCH FINISHED	60
UPPER STORY FINISHED	890

Permits				
Permit #	Description	Value	CO Date	Permit Date
00436	SCREEN ENCLOSURE ON EXISTING SLAB	\$2,200		12/4/2012
01147	07/19/2012 08:42:30 AM Created by: Kim Permit Key S2012031301147 was added!	\$180,992	12/18/2012	3/13/2012

Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	2012	1	\$3,500	\$2,363

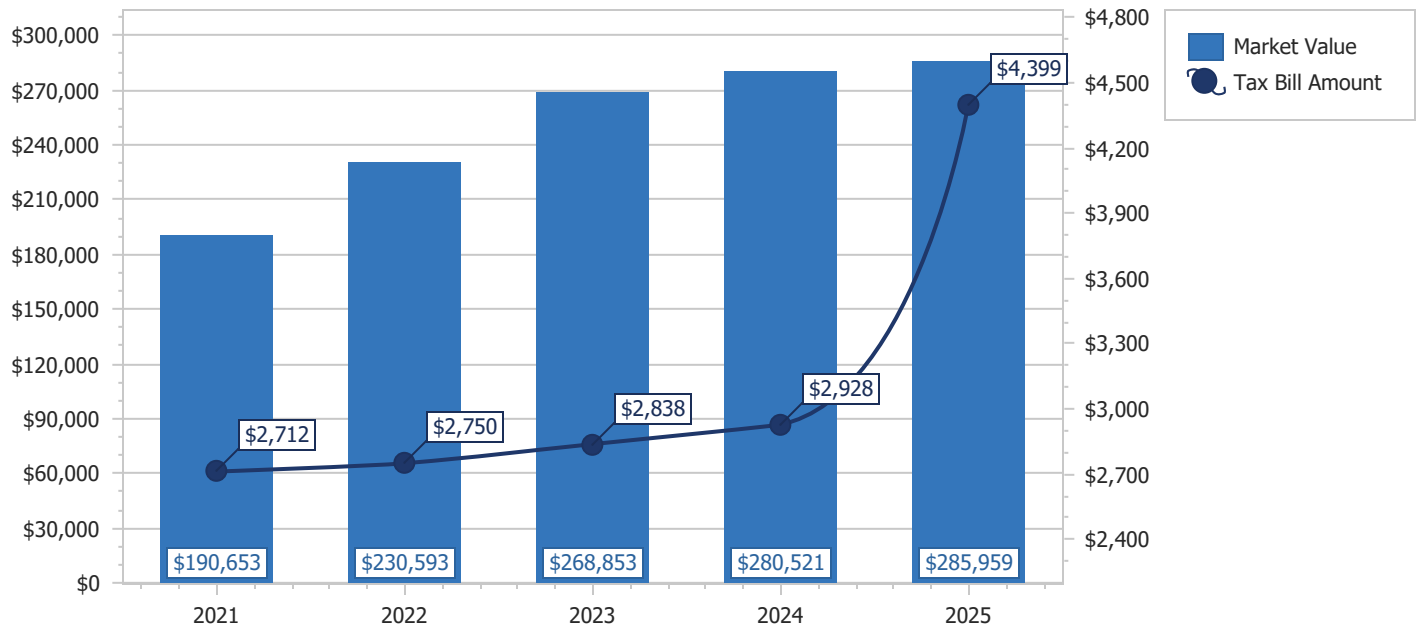
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	WDBD
Description	

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 31 Zone: 312
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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